TENTATIVE MAP for a commercial subdivision consisting of 1 lot on 13.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. SB/mk/ja (For possible action)

RELATED INFORMATION:

APN:
176-13-701-024; 176-13-801-016; 176-13-801-025

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 13.1
- Number of Lots: 1
- Project Type: Commercial subdivision

Site Plans
The plans depict a 13.1 acre, 1 lot commercial subdivision. Access to the subdivision is provided from 1 driveway access along Edmond Street, 2 access driveways along Blue Diamond Road, and 2 access points along Decatur Boulevard.

The zone change (ZC-18-0256) was approved for an intense landscape area consisting of 2 offset rows of large evergreen trees along the rear property line. There is an existing attached sidewalk along Blue Diamond Road. The plans were also approved for a minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover located along Blue Diamond Road and Edmond Street. A 15 foot wide landscape area consisting of trees, shrubs, and groundcover and a detached sidewalk are located along Decatur Boulevard. Additional landscape areas were also approved in the parking areas and adjacent to the buildings.
Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>VS-18-0279</td>
<td>Vacated government patent easements</td>
<td>Approved by BCC</td>
<td>May 2018</td>
</tr>
<tr>
<td>ZC-18-0256</td>
<td>Reclassified the subject property to C-2 zoning</td>
<td>Approved by BCC</td>
<td>May 2018</td>
</tr>
<tr>
<td>NZC-18-0065</td>
<td>Request to reclassify a 9 acre portion of the site to an R-4 zone for a multiple family residential development</td>
<td>Withdrawn at PC</td>
<td>March 2018</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General &amp; Residential Suburban (up to 8 du/ac)</td>
<td>H-2, C-2 &amp; M-D</td>
<td>Retail development &amp; undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General, Residential Medium (from 3 to 14 du/ac) &amp; Residential High (from 8 to 18 du/ac)</td>
<td>R-E, H-2 &amp; C-2</td>
<td>Hospital &amp; undeveloped parcels</td>
</tr>
<tr>
<td>South</td>
<td>Residential Suburban (up to 8 du/ac) &amp; Residential Medium (from 3 to 14 du/ac)</td>
<td>R-E, R-2 &amp; H-2</td>
<td>Single family residential development &amp; undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>Residential Suburban (up to 8 du/ac) &amp; Commercial Neighborhood</td>
<td>R-2</td>
<td>Undeveloped &amp; single family residential development</td>
</tr>
</tbody>
</table>

The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.
PRELIMINARY STAFF CONDITIONS:

Current Planning
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review
- Drainage study and compliance;
- The driveways shown on Blue Diamond Road on the submitted plans are subject to Nevada Department of Transportation (NDOT) approval;
- Driveway(s) on Blue Diamond Road shall be approved by Public Works;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate Decatur Boulevard off-site improvements with Public Works - Design Division;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Right-of-way dedication to include the corner spandrels at the intersections of Edmond Street and Blue Diamond Road and Decatur Boulevard and Blue Diamond Road, if deemed necessary by Clark County or NDOT;
- If required by the Regional Transportation Commission (RTC), provide a combination right turn lane/bus stop with a standard 5 foot by 25 foot bus shelter pad easement behind the sidewalk near the beginning of the right turn lane into the site from Decatur Boulevard, just south of Blue Diamond Road.
- Applicant is advised that per the Regional Transportation Commission (RTC), a future bus stop is located on the south side of Blue Diamond Road, just east of Edmond Street in the right turn pocket, with future amenities within the existing public right-of-way; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing
- No comment.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0169-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.
APPLICANT: MOMENI CONSTRUCTION
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV  89074